

210 E School St

An Abstract of Title
OF
The Following Described Real Estate in
Wayne County, Indiana:

Lot Number 154 in Wm. Sumner's
Addition to the Town of
Centerville, said County
and state.

E. EARL ROBBINS
ATTORNEY-AT-LAW
CENTERVILLE, INDIANA

A N A B S T R A C T
OF
THE TITLE TO
THE FOLLOWING DESCRIBED REAL ESTATE
In Wayne County, State of Indiana, to-wit:

Lot number One hundred and Fifty-four
(154) in William Sumner's Addition to
The Town of Centerville, said County
and State.

S.W. Qr. Sec. 20

Walnut Street

Main Street

First Street

Second Street

83

118

119

120

121

122

123

124

125

126

127

163

162

161

160

159

158

157

156

155

154

153

152

School Street (formerly Spice Street)

N.W. Qr. Sec. 29

SECTION
CORNER

SECTION LINE

(1)

The United States of
America,

To

James Black Jr.

Certificate of Entry, dated
March 8, 1814.

Tract Book 1 page 45.

FOR the northwest quarter of
section 29, township 16, range
14 east, containing 160 acres.

(2)

The United States of
America, by James Madison,
President,

To

James Black Jr., his heirs
and assigns forever.

Patent, dated and ack.

May 11, 1818.

Recorded April 4, 1820.

In Deed Record "B" page 267.
Consideration Full Payment.
GRANTS the northwest quarter

of section 29, township 16,

range 14 east, containing 160 acres.

(3)

James Black Jr.
(no wife mentioned)

To

William Sumner, his
heirs and assigns for-
ever.

Warranty Deed, dated and ack.

June 2, 1818.

Recorded June 2, 1818.

In Deed Record "A" page 524.

Consideration \$1.00

CONVEYS the following described

real estate, to-wit: commencing at the northwest corner of
section 29, township 16, range 14 east; thence south 49 poles;
thence east 98 poles; thence north 49 poles; thence west to
the place of beginning, except lots 158, 159, 168, 169 in
Centerville.

(4)

William Sumner

By

Addition to the
Town of Centerville,
Wayne County, Indiana.

"I do hereby certify that the
southwest part of the town of
Centerville laid off by me is
laid off as follows; the south
end of Main Cross Street is
continued 4 poles in width,

all other street are continued 2 poles in width, all lots in
the two first tiers of blocks lying east of Main Cross street
and south of Walnut street, except lot 83, contain $\frac{1}{4}$ of an
acre, being 4 poles east and west and 10 poles north and
south, all that tier of lots east of Main Cross street and
south of South street, 44 poles being 4 poles east and west
and 11 poles north and south. The aforesaid lot No. 83
contains 80 poles, being 8 poles east and west and 16 poles
north and south. Given under my hand and seal this 21st
day of June, 1819.

William Sumner (SEAL)

Acknowledged before D.F. Sackett, Recorder of Wayne County,
January 25, 1819.

Plat Book 1 page 10.

(5)

William Sumner
(no wife mentioned)

To

Myers Seaton, his
heirs and assigns
forever.

Warranty Deed, dated and ack.

December 5, 1834.

Recorded December 6, 1834.

In Deed Record "P" page 381.

Consideration \$250.00

CONVEYS Lot numbers 154 in

the Town of Centerville, Indiana, and other real estate.

(6)

Myers Seaton and
Elizabeth C. Seaton,
his wife,

Warranty Deed, dated and ack.

June 5, 1835.

To

Recorded July 25, 1835.

Henry L. Ellsworth,
his heirs and assigns
forever.

In Deed Record "I" page 384.

Consideration \$300.00

CONVEYS lot 154 in the Town of
Centerville and other real estate.

(7)

Henry W. Ellsworth,
and Mary E. Ellsworth,
his wife,
Annie G. Smith and
Roswell C. Smith, her
husband,
Ellen A. Rose and Hulus
K. Rose, her husband,
and Henry G. Ellsworth
by their attorney in
fact, Roswell C. Smith,
being heirs at law of
Henry E. Ellsworth,
deceased late of
Lafayette

Warranty Deed, dated and ack.

January 15, 1863.

Recorded February 25, 1863.

In Deed Record 30 page 347.

CONVEYS to William S. Peckham

in trust to sell and convey

at his discretion for cash or

on credit and to pay over the

proceeds to Roswell C. Smith

Administrator of the estate

of Henry L. Ellsworth deceased,

and to his successors in office

the following real estate situate in Wayne County, to-wit:

Lot 154 and other real estate in the town of Centerville.

It is hereby understood and declared that this deed shall
be construed as the separate warranty of each of the grantors
herein for their respective portions of the realty hereby
conveyed, the interest of said Henry W. and Annie G. being
each 1/3 and said Ellen A. and Henry G. each 1/6.

(8)

William S. Peckham,
Trustee under deed
of Trust,

To

Calvin J. Woods.

Power of Attorney, dated & ack.

September 7, 1865.

Recorded September 30, 1865.

In Misc. Record 1 page 212.

Constitutes, authorizes and

appoints said Woods his

true and lawful attorney, in his name to bargain, sell and
convey by deed in fee simple all the lands or town lots in
said deed of trust described, ratifying and confirming the
acts of his said attorney.

(9)

William S. Peckham
by Calvin J. Woods
his attorney in fact
by power of Attorney
duly recorded

To

James Skinner.

Warranty Deed, dated and ack.

September 29, 1866.

Recorded October 1, 1866.

In Deed Record 42 page 563.

Consideration \$400.00

CONVEYS lot number 154 in the
town of Centerville, and other real estate.

(10)

James Skinner and
Sarah Skinner, his
wife,

To

George C. Smith.

Warranty Deed, dated and ack.

September 23, 1871.

Recorded October 2, 1871.

In Deed Record 56 page 20.

Consideration \$300.00

CONVEYS lot number 154 in
William Sumner's Addition to the town of Centerville, and
other real estate.

(11)

George C. Smith and
Martha E. Smith, his
wife,

To

Ellen Smith.

Warranty Deed, dated and ack.

May 1, 1877.

Recorded May 9, 1877.

In Deed Record 65 page 333.

Consideration \$1.00

CONVEYS lot number 154 in

William Sumner's Addition to the town of Centerville, and
other real estate.

(12)

Ellen Smith
(no husband mentioned)

To

Martha E. Smith.

Warranty Deed, dated and ack.

May 1, 1877.

Recorded May 9, 1877.

In Deed Record 65 page 334.

Consideration \$1.00

CONVEYS lot number 154 in

William Sumner's Addition to the town of Centerville, Wayne
County, Indiana, and other real estate.

(13)

Martha E. Smith
widow of George C. Smith,

To

Trustee of the Christian
Church of Centerville,
Wayne County, Indiana.

Warranty Deed, dated ~~and~~

September 9, 1922.

Recorded October 17, 1922.

In Deed Record 157 page 207.

Consideration \$1.00

CONVEYS lot number 154 in the

William Sumner's Addition to the town of Centerville, Wayne
County, Indiana, and other real estate.

(14)

Nathan T. Colvin
Garfield Jackson
E. A. Anderson
Trustees of the
Christian Church
Centerville, Indiana

To

Francis M. Rodenberger.

Warranty Deed, dated
September 17, 1923.
Recorded September 19, 1923.
In Deed Record 159 page 318.
Consideration \$1.00
CONVEYS lot number 154 in
William Sumners Addition to the

town of Centerville, Wayne County, Indiana, and other real
estate.

(15)

Francis M. Rodenberger,

To

Leota Russell.

Warranty Deed, dated and ack.
February 20, 1933.
Recorded March 1, 1933.
In Deed Record 183 page 267.
Consideration \$1.00
CONVEYS the following described

real estate in Wayne County, State of Indiana, to-wit: Lot
number 154 in William Sumner's Addition to the town of
Centerville, said County and State and other real estate.

(16)

Leota Russell and Oscar
Russell, her husband,

To

Wendell Neely and Ellen
Neely, husband and wife.

Warranty Deed, dated and ack.
November 24, 1947.
Recorded November 25, 1947.
In Deed Record 221 page 329.
Consideration \$1.00

CONVEYS the following described
real estate in Wayne County, State of Indiana, to-wit: Lot
Number 154 in William Sumner's Addition to the Town of
Centerville, in said County and State.

The grantor, Leota Russell herewith represents that she is one and the same person as Loena Russell who acquired title to the real estate from Francis M. Rodenberger by deed dated February 20, 1933, and recorded March 1, 1933, in Deed Record 183 at Page 267 in the Recorder's office of Wayne County, Indiana.

(17)

Taxes of 1947 payable in 1948.

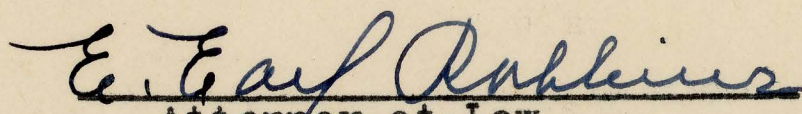
First installment a lien amount	\$ 1.03
Second installment a lien amount	\$ 1.03
Valued for taxation at	\$60.00

No unpaid Municipal Improvement Assessments appear of record as a lien in the Town of Centerville.

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FINAL CERTIFICATE OF ABSTRACTER.

E. Earl Robbins, hereby certifies that the annexed Abstract is a correct Abstract of the Title to the Real Estate described at Caption situated in said County and State, from and including date of original entry to the date and time mentioned below; that I have carefully examined the records of the County of Wayne in the State of Indiana, and find that said Abstract correctly shows all instruments and matters affecting or relating to said title which are of record, or on file in said County. That the taxes for the year 1946 payable in 1947 and all prior years, are paid in full, and finally that there is no lien or incumbrance upon said real estate, or proceedings affecting the same except as shown in the within annexed Abstract, from and including date of original entry to this date and certified as above this 28th day of November, 1947, at 9:00 A. M.


Attorney-at-Law.